



THE CITY OF SAN DIEGO
MANAGER'S REPORT

DATE ISSUED: November 27, 2002 REPORT NO. 02-271

ATTENTION: Honorable Mayor and City Council
Docket of December 3, 2002

SUBJECT: "A" STREET TOWNHOMES, SITE DEVELOPMENT PERMIT (SDP)
NO. 8457. COUNCIL DISTRICT 8, Process Five

REFERENCE: Planning Commission Report No. P-02-192

OWNER/
APPLICANT: Michael Kootchick

SUMMARY

Issues - 1) This application is a request for a Site Development Permit to construct thirteen multi-family dwelling units as market rate apartments with subterranean parking. The project includes the abandonment and relocation of two public utility easements for an existing sewer and storm drain.

Staff's Recommendation -

1. CERTIFY Mitigated Negative declaration No. 42-0015; and
2. APPROVE Site Development Permit No. 8457; and
3. APPROVE the abandonment and relocation of the public utility easements

Planning Commission Recommendation - On October 31, 2002, the Planning Commission voted unanimously (7-0) to recommend City Council approval of the Site Development Permit and the abandonment and relocation of the public utility easements.

Community Planning Group Recommendation - The Greater Golden Hill Community Planning Committee reviewed the application on February 13, 2002 and voted unanimously (8-0) to recommend approval of the proposed project.

Other Recommendations - None.

Environmental Impact - The City of San Diego conducted an Environmental Initial Study which determined that the proposed project could have significant effects in water quality and sensitive archeological and paleontological resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of Mitigated Negative Declaration No. 42-0015. The project as now revised either avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report shall not be required.

Fiscal Impact - None. The property owner will bear all of the cost associated with the processing of this application.

Code Enforcement Impact - None.

Housing Impact Statement - This project will provide 13 for-rent town home apartments on a 0.45 acre site recommended for between 15-29 DU/AC in the Greater Golden Hill Community Plan. Anticipated pricing will be market rate. No units affordable by low and moderate income households are required or proposed with this project nor are they required.

Traffic Impact Statement - The proposed thirteen units would generate approximately 78 Average Daily Trips during peak hours therefore, the project impact on the surrounding streets is minimal. No street improvements are required for this project.

Water Quality Impact Statement - This project will not generate potential storm water pollutants in excess of what is typical for a medium density multi-unit development during the project's post-construction period. The Best Management Practices (BMPs) for this project will consist of source control methods consistent with the City's storm water pollution prevention program.

BACKGROUND

The project site is a vacant 0.45 acre (19,600 square-foot) lot located at 2761- 2771 A Street. The Golden Hill Community Plan designates the site for medium residential density at 15 to 29 dwelling units per acre (Attachment 1). The site is zoned GH-1500 and subject to the development regulations of the Golden Hill Planned District Ordinance. The neighborhood surrounding the project site exhibits significant diversity in terms of residential densities and architectural styles including newer, higher density apartment buildings and older, stately single-family homes. The area also includes a one block commercial node along 28th Street between A Street and B Street typified by small-scale neighborhood retail and restaurant uses.

The project requires a Site Development Permit because the number of units exceed the established threshold for ministerial review in the GH-1500 Zone, and the project is requesting a

deviation from the maximum 30 foot height limit. The Golden Hill Planned District Ordinance stipulates that any project exceeding three units in the GH-1500 Zone requires a Site Development Permit. The project requires a Process Five City Council decision due to the proposed abandonment of the two existing Public Utility Easements for a storm drain and a sewer line. The Site Development Permit has been consolidated with this action.

PROJECT DESCRIPTION

The project proposes the development of thirteen “for rent” multi-family dwelling units. The project has been designed as town homes utilizing five detached buildings with two-story dwelling units (Attachment 2). Two of the structures would front on A Street and have two units each, while the three remaining structures would be sited at the rear of the property and include three units in each. All five of the structures would be located above a 15,000 square-foot subterranean parking garage. The garage would be accessed from the alley through two gated entries and provide 26 off-street parking spaces (two per unit) as well as bicycle and motorcycle parking. Trash and recycling facilities would be located in the alley. The project is requesting a deviation from the 30-foot height limit due to the existing topography of the site which drops steeply away from A Street. The deviation would allow the project to provide underground parking using the natural gradient while minimizing the need for excessive grading.

An existing eight-foot storm water drainage easement and a ten-foot sewer easement traverse the property in a diagonal fashion and are proposed to be abandoned and relocated at the side property line on the adjacent lot. The relocation of the ease would unencumber the project site and allow for the reasonable development of the property. The applicant owns the adjacent lot on which the relocated easements are proposed.

PROJECT ANALYSIS

The proposed project is consistent with the goals and recommendations of the Residential Element and the Implementation Element of the Golden Hill Community Plan. Specifically, the project is consistent with the Urban Design recommendation that new multi-family development be compatible in scale and character with the older established residential development in the community. With the exception of the proposed height deviation, the project design meets or exceeds all of the applicable development regulations of the Golden Hill Planned District Ordinance and the City of San Diego Municipal Code. The deviation is consistent with the development on either side of the site and would allow the project to be consistent with the adjacent structures at the street level. Likewise, the proposed abandonment and relocation of the drainage easement is consistent with all the applicable regulations of the Municipal Code and the California Streets and Highways Code.

The proposed project addresses the issue of compatibility by separating the units into separate detached buildings. This design helps to preserve the character of the 50-foot lot pattern in the older neighborhood and reduces the bulk and scale of the project. The bulk and scale is reduced

because the detached structures break up the mass of what otherwise could be a single large structure. Detached buildings afford an increased opportunity for building articulation, the use of multiple off-setting planes and greater transparency. The detached site design provides for interior courtyards and landscape opportunities with the circulation of air and sunlight through the project (Attachment 3).

The architectural style of the project represents a contemporary design featuring low hipped roofs, projecting covered entry porches with arches and columns, large rectangular and arched windows and wide projecting molding along the fascia. Each unit includes an operable fireplace therefore, the multiple chimney elements are a prominent feature of the design as well. Finish materials include textured stucco in a variety of earth tone colors, mission tiled roofs and white aluminum window frames. The combination of the site plan and architectural features result in a project that is sensitive to the scale, lot pattern and character of the older neighborhood.

CONCLUSION

The proposed development has been designed in accordance with the City of San Diego Municipal Code and the Golden Hill Planned District Ordinance. The project is consistent with the goals and recommendation of the Golden Hill Community Plan and compatible with the development of the surrounding neighborhood. The proposed abandonment and relocation of the drainage easement will provide the same public benefit as currently utilized and facilitate the construction of the project. The proposed project includes permit conditions and environmental mitigation measures that will ensure that the development will not adversely impact the surrounding community (Attachment 4). The proposed project will enhance the neighborhood with the infill development of new residential development on a large and unsightly vacant lot. The Development Services Department believes that all of the applicable findings for the Site Development Permit (Attachment 5) and the Easement Abandonment (Attachment 6) can be made in accordance with the Municipal Code and therefore recommends, that the City Council approve the project.

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: P. Lamont Ewell
Assistant City Manager

Note: Attachments 1, 2, 3, 7, 8, and 9 are not available in electronic format. Copies of the attachments are available for review in the Office of the City Clerk.

Attachments: 1. Community Plan Land Use Map
2. Project Site Plan

3. Building Elevations
4. [Draft Permit with Conditions](#)
5. [Draft Resolution with Findings \(Site Development Permit\)](#)
6. [Draft Resolution \(Easement Abandonment/Relocation\)](#)
7. B-Sheet Exhibits
8. Traffic Analysis
9. Ownership Disclosure Statement